



STATE OF TEXAS
COUNTY OF TRAVIS

(Drainage Easement)
Lot 1-A, Moten Acres Section No. 2
Fort Branch Creek Reach 6 & 7, Proj. No. 6039.059

EXHIBIT “ A ”

LEGAL DESCRIPTION

Field notes description for a parcel of land containing 0.021 of an acre of land, equivalent to 898 square feet of land, out of and a part of Lot 1-A, Moten Acres Section No. 2, a subdivision in the City of Austin, Travis County, Texas according to the map or plat thereof recorded in Book 44, Page 20 of the Plat Records of Travis County, Texas and being the same Lot 1-A, Moten Acres Section No. 2 which was conveyed to Mary Anne Crittenden and Ollie Crittenden by that certain Warranty Deed executed November 20, 1968 and recorded in Volume 3638, Page 109 of the Deed Records of Travis County, Texas; said parcel of land being more particularly described by metes and bounds, as follows, and as shown on the attached sketch:

BEGINNING FOR REFERENCE at a capped 1/2-inch iron rod found stamped “Spinner” on the curving northeast right-of-way line of Fort Branch Boulevard (60’ Right-of-Way), same being the southwest corner of the above referenced Lot 1-A, Moten Acres Section No. 2; from which a T-Post found in concrete at the southwest corner of Lot 2, Moten Acres, a subdivision as recorded in Book 26, Page 31 of the Plat Records of Travis County, Texas, bears a chord bearing of S41°05’04”E a chord distance of 40.99 feet, S49°45’04”E a distance of 37.82 feet, S49°45’04”E a distance of 57.04 feet, and S18°37’04”E a distance of 65.80 feet; **Thence**, with said curving northeast right-of-way line of Fort Branch Boulevard, same being the southwest line of said Lot 1-A, along a curve to the right an arc length of 8.98 feet having a radius of 137.03 feet, and a chord which bears N30°48’06”W a distance of 8.98 feet to a calculated point of reverse curvature; **Thence**, continuing with said curving northeast right-of-way line of Fort Branch Boulevard, along a curve to the left an arc length of 45.63 feet having a radius of 158.59 feet, and a chord which bears N37°11’20”W a distance of 45.47 feet to a calculated point, for the south corner and **POINT OF BEGINNING** of this easement, having Texas State Plane Grid Coordinate (Central Zone-4203, NAD83(CORS), U.S. Survey Feet, Combined Scale Factor 0.999923385) values of N= 10,074,965.75, E= 3,134,057.49;

THENCE, continuing with said curving northeast right-of-way line of Fort Branch Boulevard, the following two (2) courses:

- 1) Along a curve to the left an arc length of 25.44 feet having a radius of 158.59 feet, and a chord which bears N50°01’37”W a distance of 25.42 feet to a calculated point at a point of reverse curvature of a curve to the right; and,



- 2) Along said curve to the right an arc length of 14.02 feet having a radius of 234.48 feet, and a chord which bears N52°56'06"W a distance of 14.02 feet to a calculated point at the southwest corner of a 0.029-acre tract of land conveyed to the City of Austin by deed recorded in Volume 2478, Page 64 of the Deed Records of Travis County, Texas, for the west corner of this easement, from which a 1-inch square bolt found at a point of tangency on said east right of way of Fort Branch Boulevard, bears a chord bearing of N47°32'01"W a chord distance of 33.16 feet, a chord bearing of N39°17'33"W a chord distance of 33.03, and a chord bearing of N28°27'33"W a chord distance of 55.64 feet;

THENCE, with the south line of said City of Austin 0.029-acre tract, N86°32'27"E a distance of 65.80 feet to a calculated point, for the east corner of this easement;

THENCE, leaving the said south line of City of Austin 0.029-acre tract and through said Lot 1-A, the following two (2) courses:

- 1) S46°37'55"W a distance of 25.69 feet to a calculated point at an angle point of this easement; and
- 2) S55°47'26"W a distance of 19.76 feet to the "**POINT OF BEGINNING**", and containing 0.021 of an acre of land, more or less.

Basis of Bearing:

Bearings mentioned on this easement are based on State Plane Coordinate System, NAD'83, Texas Central Zone 4203; Horizontal And Vertical Coordinates for Aus 5 And E.U.D. 169 as established and published by Texas Department Of Transportation and by the L.C.R.A. were used as the controlling monuments for this survey. Distances shown hereon are surface.



CERTIFICATION:

I do hereby certify that this easement description is true and correct to the best of my knowledge and belief, and was prepared from an actual on the ground survey of found property corners, under my supervision, and that the markers described herein actually exist, as described, at the time of my survey.

**As Prepared by
Landmark Surveying, LP**

Juan M. Canales, Jr.

Juan M. Canales, Jr.

10-01-09

Date

Registered Professional Land Surveyor No. 4453
Senior Project Manager
Firm Registration No. 100727-00

REFERENCES

MAPSCO 2009, Page 586-Q
AUSTIN GRID NO. M-23
TCAD PARCEL ID NO.02-1021-0253
Lot 1-A, Moten Acres-Crittenden-DE.doc
1405 Fort Branch Boulevard

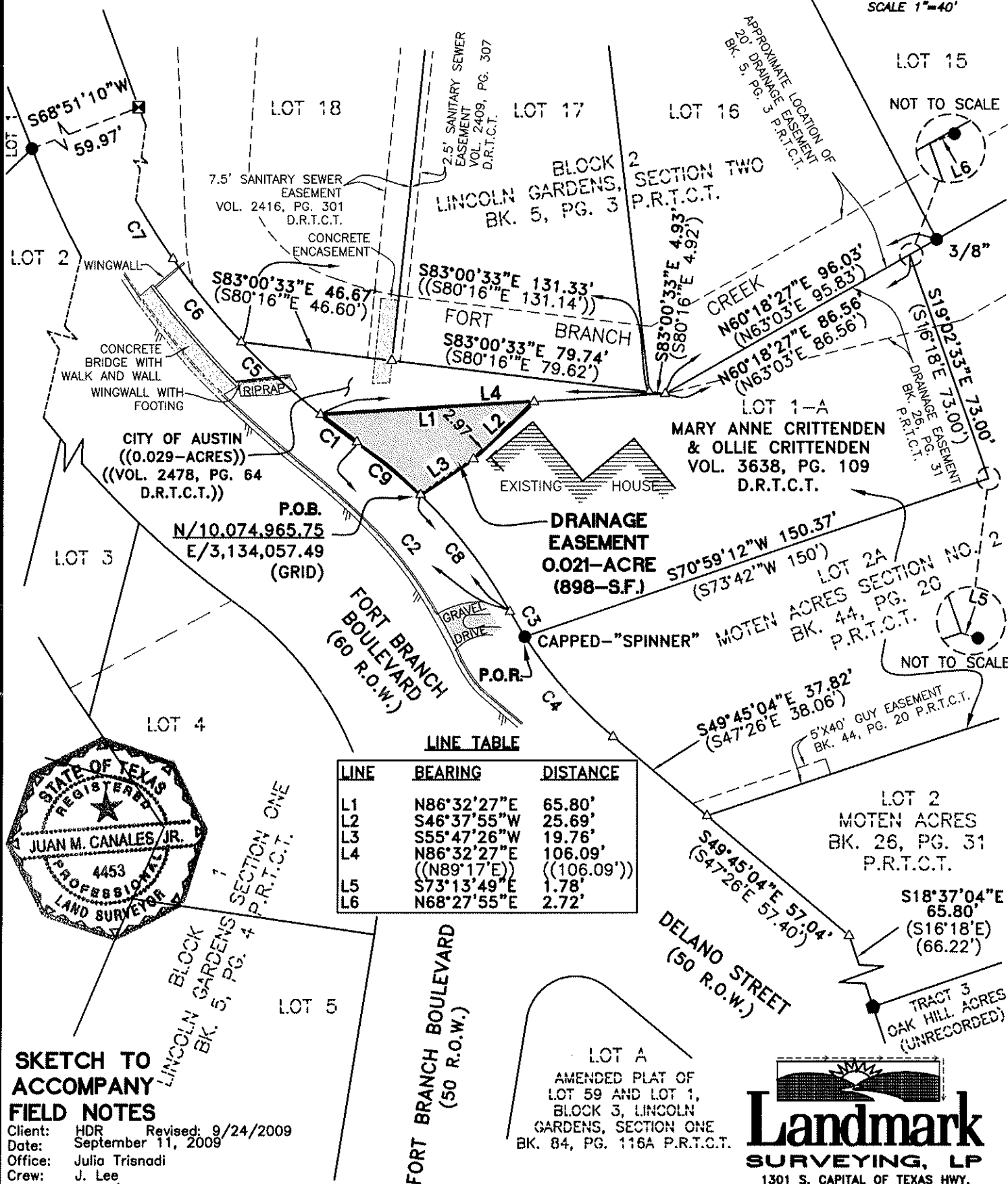


FIELD NOTES REVIEWED

By: *Mary Hunter* Date *10/21/09*

Engineering Support Section
Department of Public Works
and Transportation

**SURVEY OF A PORTION OF LOT 1-A,
MOTEN ACRES SECTION NO. 2,
THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS
PAGE 4 OF 5**



**SKETCH TO
ACCOMPANY
FIELD NOTES**

Client: HDR Revised: 9/24/2009
Date: September 11, 2009
Office: Julia Trisnadi
Crew: J. Lee
F.B.: 1153/32-33
Path: t:\hdr\reaches 6 and 7\landmark drawings\grid-staff\easements\fbwma-grid-base-b.dwg
Job No.: 492-08-01

Landmark
SURVEYING, LP
1301 S. CAPITAL OF TEXAS HWY.
BUILDING B, SUITE 315
AUSTIN, TEXAS 78746
PH: (512)328-7411 FAX: (512)328-7413

**SURVEY OF A PORTION OF LOT 1-A,
MOTEN ACRES SECTION NO. 2,
THE CITY OF AUSTIN, TRAVIS COUNTY, TEXAS**
PAGE 5 OF 5

LEGEND

- ◆ T-Post Found in Concrete
- 1/2" Iron Rod Found
(Unless Otherwise Noted)
- ☒ 1" Square Bolt Found
- △ Calculated Point
"Not Established on Ground"
- () Record Information
- R.O.W. Right-of-Way
- P.O.B. Point of Beginning
- P.O.R. Point of Reference
- Bk. Book
- Pg. Page
- Vol. Volume
- D.E. Drainage Easement
- P.U.E. Public Utility Easement
- P.R.T.C.T. Plat Records
Travis County, Texas
- D.R.T.C.T. Deed Records
Travis County, Texas
- R.P.R.T.C.T. Real Property Records
Travis County, Texas
- O.P.R.T.C.T. Official Public Records
Travis County, Texas

CURVE TABLE

CURVE	CHORD BEARING	CHORD DISTANCE	DELTA	ARC LENGTH	RADIUS
C1	N52°56'06"W (N50°21'W)	14.02' (14.05')	03°25'35"	14.02' (14.05')	234.48'
C2	N41°47'06"W (N39°12'W)	70.48' (70.63')	25°40'34"	71.07' (71.23')	158.59' (158.59')
C3	N30°48'06"W (N28°13'W)	8.98' (9.00')	03°14'42"	8.98' (9.01')	137.03'
C4	S41°05'04"E (S38°46'E)	40.99' (41.25')	17°12'13"	41.14' (41.49')	137.03' (137.03')
C5	N47°32'01"W ((N44°36'00"W))	33.16' ((33.00'))	08°06'31" ((08°04'13"))	33.18' ((33.03'))	234.48' ((234.48'))
C6	N39°17'33"W (N36°33'W)	33.03' (32.98')	08°04'38"	33.06' (33')	234.48' (234.48')
C7	N28°27'33"W (N25°43'W)	55.64' (55.56')	13°37'41"	55.77' (55.67')	234.48' (234.48')
C8	N37°11'20"W	45.47'	16°29'02"	45.63'	158.59'
C9	N50°01'37"W	25.42'	09°11'33"	25.44'	158.59'

Utility and Improvement Note:

Utilities and improvements exist on this tract, but are not shown hereon.

Access Note:

Due to access issues:

1. All visible improvements near easement are not shown hereon.
2. Easement corners have not been established on ground.

The property described hereon is contained within Zone AE; as scaled from F.I.R.M. Map Number 48453C0470H, dated September 26, 2008, as published by the Federal Emergency Management Agency, the purpose of which is for flood insurance only.

Restrictive Covenant and Easement Note:

1. A 5'x40' guy easement as recorded in Book 44, Page 20 of the Plat Records of Travis County, Texas DOES NOT APPLY to the subject parcel, as shown hereon.

All easements of which I have knowledge and those recorded easements furnished by Stewart Title Guaranty Company, according to File Number 905025, are shown or noted hereon. Other than visible easements, no unrecorded or unwritten easements which may exist are shown hereon.

I hereby certify that a survey was made on the ground of the property shown hereon; that there are no visible discrepancies, conflicts, shortages in area, boundary line conflicts, encroachments, overlapping of improvements, easements or right-of-ways, except as shown; that said property has access to and from a public roadway; and that this plat is an accurate representation of the property to the best of my knowledge.

BEARING BASIS NOTE:

STATE PLANE COORDINATE SYSTEM (GRID) NAD'83
TEXAS CENTRAL ZONE 4203
COMBINED SCALE FACTOR = 0.999923385
NAVD'88 VERTICAL DATUM
HORIZONTAL AND VERTICAL COORDINATES FOR AUS 5 AND E.U.D. 169 AS ESTABLISHED AND PUBLISHED BY TEXAS DEPARTMENT OF TRANSPORTATION AND BY THE L.C.R.A. WERE USED AS THE CONTROLLING MONUMENTS FOR THIS SURVEY.

AS SURVEYED BY
LANDMARK SURVEYING, LP
FIRM REGISTRATION NO. 100727-00

Juan M. Canales, Jr. 10-01-09
JUAN M. CANALES, JR.

Registered Professional Land Surveyor No. 4453
DATE: September 8, 2009

**THIS SURVEY PLAT IS VALID ONLY IF IT BEARS THE
ORIGINAL SIGNATURE OF THE ABOVE SURVEYOR**

Client: HDR Revised: 9/24/2009
Date: September 11, 2009

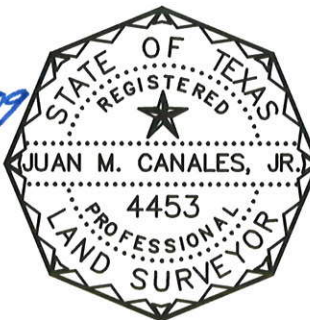
Office: Julia Trisnadi

Crew: J. Lee

F.B.: 1153/32-33

Path: t:\hdr\reaches 6 and 7\landmark drawings\grid-staff\easements\fbwma-grid-base-b.dwg

Job No.: 492-08-01



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